

GARRITY COMMERCIAL REAL ESTATE

5402 Mount Royal Circle, Houston, Texas 77069

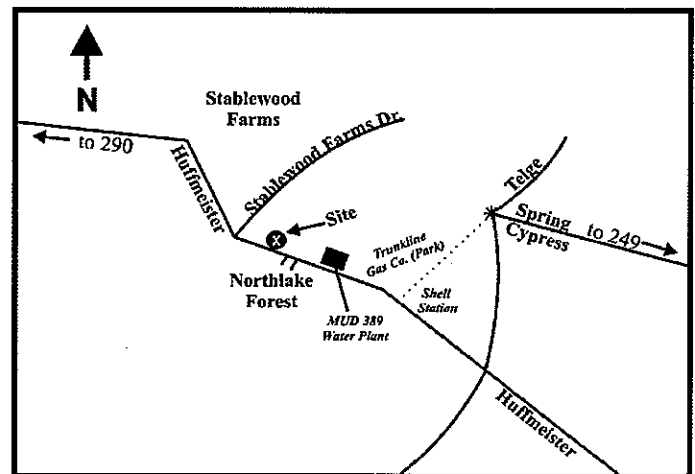
Phone: (281) 440-3727 • Fax: (281) 440-1841 • Email: jag6837@aol.com • Web Site: www.garritycommercial.com

3-15-06

FOR SALE

3.266 Acres - NW Houston

- 16002 Huffmeister Road
(See site plan on reverse)
- Key map 327Y
- Near Stablewood Farms & Northlake Forest subdivisions on Huffmeister - just north of Spring Cypress.
- Over 549 ft. frontage
- Partial Sales - objective is to sell entire site but partial sales considered at higher price with tract integrity.
- Unrestricted
- No Flood Plain
- Utilities - currently on septic but two M.U.D.'s located nearby - However, seller insists that no M.U.D. contact to be made prior to escrow.
- Price **\$1,102,649** (Approx. \$7.75/sf.)



Garrity
COMMERCIAL REAL ESTATE

For more information, contact:

James A. Garrity
(281) 440-3727

PLAT OF PROPERTY

PREPARED FOR
KENNETH HOPPE
LOCATED AT 16002 HUFFMEISTER ROAD

PLAT SHOWING SURVEY OF 3266 ACRES, BEING THAT SAME CALLED 33187 ACRES
RECORDED UNDER H.C.C.F. #E225752, SITUATED IN THE ANDREW BODIN SURVEY,
ABSTRACT 133, HARRIS COUNTY, TEXAS.

I HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT
TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR
A CATEGORY 1A, CONDITION III SURVEY.

WILLIAM L. ANDERSON
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 2053

DATED: SEPTEMBER 11, 2002

FRONTIER SURVEYORS, INC.
990 VILLAGE SQUARE, SUITE G-200
TOMBALL, TEXAS 77375
PHONE 281-351-7153/FAX 281-351-7997

1/2" I.R. FND. S 89°35'58" E 197.65'
1/2" I.R. FND. N 57°15'38" E 95.75'
1/2" I.R. FND. N 31°38'38" E 126.31'

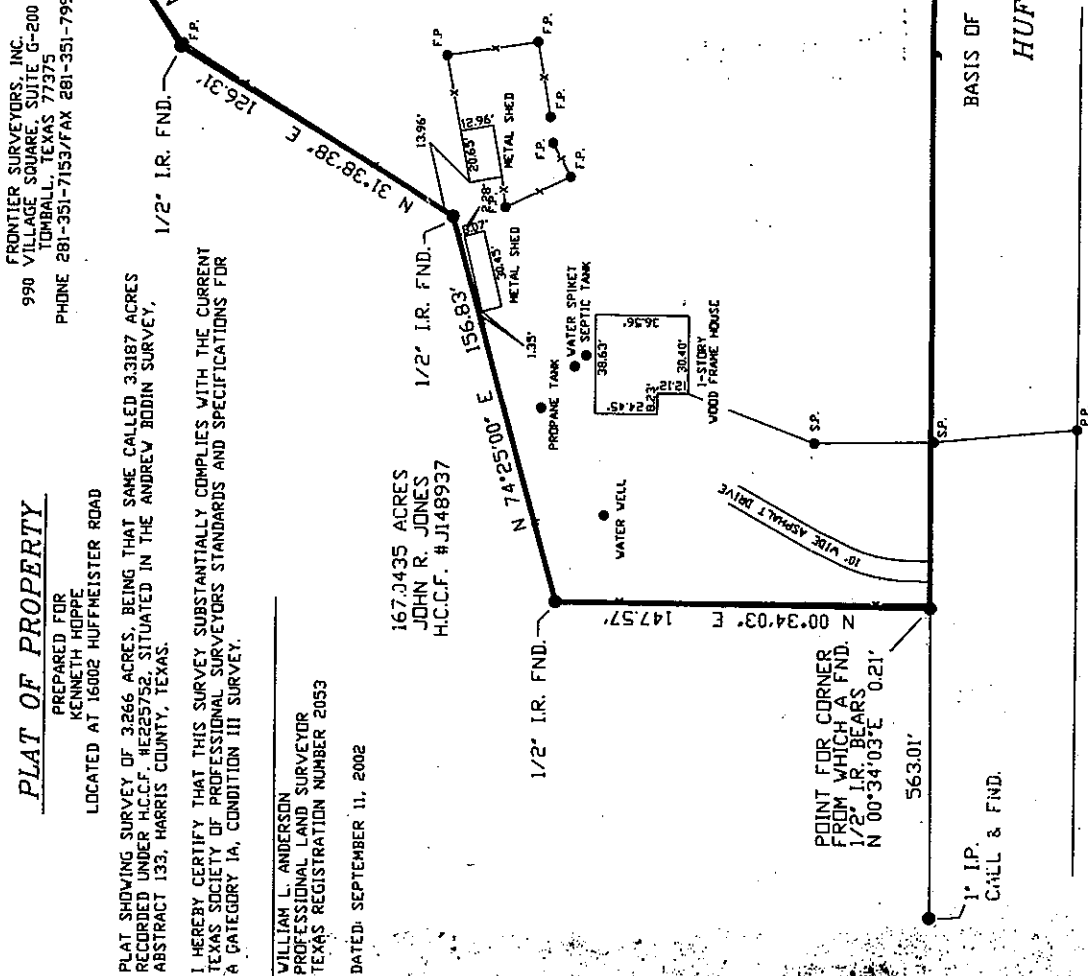
167.0435 ACRES
JOHN R. JONES
H.C.C.F. #J148937

3.266 ACRES
142,277.29 SQ. FT.

167.0435 ACRES
JOHN R. JONES
H.C.C.F. #J148937

(CALLED 33187 ACRES)
(J.E. HOPPE)
(H.C.C.F. #E225752)

NOTE:
1. BARBED WIRE AND HOG WIRE FENCE AROUND TRACT.



549.85'
BASIS OF BEARING H.C.C.F. # J148937

HUFFMEISTER ROAD

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS, MAP NUMBER 48201C0410 J; MAP REVISED:
NOVEMBER 6, 1996, SHOWS THIS TRACT TO BE IN ZONE 'X'. AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

JOB NUMBER: 2002145